COMPANY TO BUY

Demand for Space Forces Other Business Building Sales in Manhattan.

The 872 Broadway Company has been

Frederick Fox & Co., Inc., have placed a loan of \$250,000 on the southeast corner of Broadway and Thirty-seventh street, including 1364, 1395, 1368 and 1370 Broadway, 102, 104 and 106 West Thirty-seventh street and 629 Sixth avenue. The south haif of this block was recently purchased by the Greenwich Savings Bank from the Van Ingen estate to provide the site for a new office and bank building.

Sth Avenue Tenements Leased.

Lucy R. Davies leased to Benjamin M. Fando the four four story tenements at 800 to 806 Eighth avenue, southeast corner of Forty-ninth street, on plot 85,9850, for twenty-one years from May 1 at a net annual rental of from \$10,000 to \$17,000.

Munson Building Opens To-day.

The new twenty-five story Munson Building at 67 Wall street and 85 to 97 Beaver street will be formally opened to-day for occupancy, just a year less one day after the demolition of the old

to-day for occupancy, just a year less one day after the demolition of the old

Beaver street will be formally opened to-day for occupancy, just a year less one day after the demolition of the old buildings occupying the site was begun. Situated in the heart of the shipping and export district and close to the largest banks and trust companies, the new building fronts 14 feet on Wall street.

The Munson Line will occupy the twenty-fourth and twenty-third floors, and the passenger department will be on the ground floor on the Wall street side.

Metropolitan Life Insurance Company yesterday authorized loans of about \$3,000,000 on bonds and mort gages. Something more than \$250,000 was ond wellings chiefly in Chicago and Clevelland, with smaller loans on houses in South Carolina, Illinois, Indiana and about \$2,000,000 was loaned in Los Angeles, Cal, on a buisness building, and about \$500,000 was loaned in Los Angeles, Cal, on a buisness building, and about \$2,000,000 was loaned in Los Angeles, Cal, on a business building, and about \$2,000,000 was loaned in Los Angeles, Cal, on a business building, and about \$2,000,000 was loaned in Los Angeles, Cal, on a business building, and about \$2,000,000 was placed in farm mortgages in a number of States in the Northwest and Southwest.

Two Apartment Houses Planned
Plans were filed yeaterday for two more apartment houses to be erected in Manhattan. A nine story structure, 100 x84.7, will be put up on the site of the four story dwellings at 110 and 112 West Fifty-fifth street by the Jatison Construction Company. Schwartz & Gross, architects, estimate the cost at \$600,000.

A six story structure has been designed for the southwest corner of St. Nicholas avenue and 183d street, 126x, 170. Bedie; and in 30 West Pifty-nint for the United Cigar Stores Company.

Payson McL. Merrill Company leased for the settle of the Manhattan An nine story structure, 100 x84.7, will be put up on the site of the four story dwellings at 110 and 112 west Fifty-fifth street by the Jatison Company street rooms and six baths to a prominent New Yorker. The aggregate rentals under th

In 1 Wall street from the United Cigar Stores Company.

Payson McL. Merrill Company leased for the estate of Alexander T. Mason to the Encyclopedia Press the four story and basement building at 119 East Fifty-seventh atreet.

M. Rosenthal Company leased floors as follows: To S. Wolfenson in 27 and 39 West Twenty-eighth street, to Fashionit Mills in 256 Fifth avenue, to Walter Kirschner and Daisy Undergarment Company in 236 and 238 Fifth avenue.

Charles F. Noyes Company leased the third floor in 99 and 101 William street to William H. Fleisch and Christian A. Stebold for five years at an aggregate rentsl of about \$40,000; the third floor in 162 and 164 Front street to the Holland Coffee Company; fourth floor in 86 Fulton street to the Eastern Underwriter Company for publication purposes; second floor in 88 Front street to Reamer, Turner & Co., and floors in 48 Fulton treet & Co., and fl

Dulton street to the Bastern Underwriter Company for publication purposes; see-ond floor in 88 Front street to Reamer, Turner & Co., and floors in 48 Fulton street to Carl M. P. Fenk and to James Kelley.

Brown. Wheelock Company. Inc.; also the building at 214 Eighth avenue to the Nassau Lunch Company; fenewed the lease of Huyler's, in 739 Broadway; leased store and basement in 272 First avenue to the Alas Economy of the flation galleries.

Harris, Vought & Co., leased store and basement in 4 East Forty-sixth street to the Ralation Galleries.

Harris, Vought & Co., leased store and basement in 4 East Forty-sixth street to the Ralation Galleries.

Harris, Vought & Co., leased store and basement in 4 East Forty-sixth street to the Ralation Galleries.

Harris, Vought & Co., leased store and basement in 24 Fifth avenue to M. Kittenplan, Inc.

Harris, Vought & Co., leased store and basement in 4 East Forty-sixth street to the Ralation Galleries.

Harris, Vought & Co., leased store and basement in 24 Fifth avenue to M. Kittenplan, Inc.

Henry Brady leased space in 402 and 412 West Twenty-seighth street and all the street of Camerascope Press, Inc., printers; also leased space in 231 Lenox avenue, to James Butler a store in 335 Lenox avenue, to Harry Sam aftered; in 335 Lenox avenue, to Harry Sam aftered; in 336 Lenox avenue, to M. Harry Sam aftered; in 336 Lenox avenue, to Harry Sam aftered; in 336 Lenox avenue, to Harry Sam aftered; in 346 Lenox avenue, and the Madison avenue; to a Mr. Abrahams the store in 2352 Thinks Lodge the lodge rooms in Madison Hall at 125th street and Madison avenue; to the Sixth District Knights of Pythias Lodge the lodge rooms in Madison Hall at 125th street and Madison avenue; to the Sixth District Knights of Pythias Lodge the lodge rooms in Madison Hall at 125th street and Madison avenue; to the Sixth District Knights of Pythias Lodge the lodge rooms in Madison Hall at 125th street and Madison avenue; to the Sixth District Knights of Pythias Lodge the lodge rooms in Madison Hall at 125th

E. S. HARKNESS IS BUYER OF PENDLETON ESTATE

NO. 872 BROADWAY Now Owns Manhasset Place; Other Suburban Deals.

Edward S. Harkness is the buyer of Justice Francis K. Pendleton's property at Manhasset, L. I., consisting of eight parcels of land aggregating 104 acres, on the north side of the new State highway known as Little Neck-Old Westbury road, which was recently reported soid formed with P. F. Foster, A. S. Cutler and C. J. Herson as directors, to take Hills Real Estate Corporation. The propformed with P. F. Foster, A. S. Cutler and C. J. Herson as directors, to take over the four story building at the southeast corner of Broadway and Elighteenth street, 34,3881, title to which is held by Oscar Cammann.

The two four story buildings, on plot 30,4x44,3, at the southwest corner of Fourth avenue and Twelfth street are to be taken over by the 70 East Twelfth Street Company, having M. Swenson, E. Low and W. Rubin as directors. Joseph Naughton is the owner of record.

J. Finkelstein & Son sold for Peter P. Cappell the five story loft building, 50x 100, at 321 and 333 Bowery.

Meyer Cohen, dealer in ribbons, silks and velvets, purchased from A. V. Barnes and Harriet B. Newberry the five story building, 25x28,9, at 70 West Thirty-eighth street.

Huberth & Huberth sold for Stephen O. Lockwood 17 East Fifty-seventh street, a five story business building, 16x100, recently altered.

D. Kempner & Son, Inc., sold to Paul Arenstein for the New Amsterdam Residence of Eighty-first street, a four story building with stores, 20x80.

**Experimental Section of Stophen of Eighty-first street, a four story building with stores, 20x80.

**Experimental Section of Stophen of Eighty-first street, a four story building with stores, 20x80.

**Experimental Section of Stophen of Stop

Everett M. Seixas Company rented the following furnished apartments: In 1 West Sixty-fourth street to Richard Fyre, in 15 West Sixty-seventh street to H. Harland Crowell, in 104 East Thirty-

avenue, and to a Mr. Bernanti a loft in the same building: to a Mr. Levy a store in 200 East 120th street; to a Mr. Abrahams the store in 2553 Third avenue, and with A. Praeger to the Chain Shirt Shops, Inc., space in 2426 First agenue.

ESTATES APPRAISED.

**BARY MAXWELL (November 28, 1919)
Leaving an estate of \$622,187. Nephews Leaving and nices, Henry C. Beadleston, 168 East Sixty-liest street: Edith Beadleston, 168 East Sixty-liest st

Leaving an estate of \$79,405. Sister, Mary T. Brosnan, 146 West Seventy-fourth street, receives the whole estate. LUDWIG SUTRO (March 17, 1920)—Leaving an estate of \$293,458. Wife, Lillie Sutro, Basking Ridge, N. J., receives a life interest in \$22,901. insurance of \$9,804 and \$98,529 in securities of the Sutro Company. Son, Frederick C. Sutro, same address, receives \$73,805 in securities of the Sutro Company. Son, Frederick C. Sutro, same address, receives \$73,181 in the Sutro Company. Son, Frederick C. Sutro, same address, receives \$73,181 in the Son and daughters, Emil J. H. Veith, 946 Union avenue. The Broux; Sophie C. Hill, Swartswood, N. J.; Emma C. Veith, Mary E. Veith, Wilhelmina C. Veith of 22 West Ninetieth street; Mary Zoncada, 44 East Forty-ninth street, receive \$18,852 each. Katte B. E. DANFORTH (July 14, 1920)—Leaving an estate of \$599,190. Brothers, John V. Black, 44 West Forty-fourth street, and Henry V. D. Black of Irvington, N. Y., receive \$237,242 each, the first outright, the second in a trust fund. Friend, Largaret C. Shape, Hotel Seymour, has a life interest in \$100,000. JOHN NOONAN (May 11, 1920)—Leaving an estate of \$201,684. Wife, Nanne F. Noonan, 310 West 107th street, has a life interest in \$195,729. The Little Sisters of the Foor and St. Patrick's Cathedral receive \$1,000 each. CHARLOTTE A. WEEKS (December 18,

and St. Patrick's Calhedral receive 44,000 each.
CHARLOTTE A. WEEKS (December 13, 1920)—Leaving an estate of \$27,115. The Methodist Episcopal Church Home receives \$1,000. Nephew, Edward W. Buckhout, 42 West Seventy-third street, receives \$17,711. Granddaughter, Katherine B. Buckhout, 305 West Ninety-eighth street, receives \$5,093. IRVING A. STEARNS, Wilkesbarre, Pa. (October 5, 1920)—Leaving an estate of \$407.888, with \$38,358 taxable in New York, Sister, Clara A. Aldrich, Wilkesbarre, Pa., has life estate in \$35,000; daughter, Esther S. Shoemaker, same place, has the residue.

For Other Real Estate News See Page 14.

REAL ESTATE AT AUCTION.

JERE JOHNSON JR. CO., Auctione 193 Montague st., Brooklyn, N. Y. 67 Liberty st., N. Y. Phone Cort. 744.

CITY REAL ESTATE.

BUSINESS HESS

ARMSTRONG BARNWELL CO.,
7744 Hanove

GREAT HOUSE BARGAIN Owner sacrifices \$10,000 for \$8,750; brick veranda, glass enclosed, steam heat, tile bath, electricity, parquet floors, fine fixtures, artistic decorations; garage space; 5 cent fare to New York; tax exempt; small cash payment, belance like rent. Call any day, 20th av, between 51st and 52d sts. Phone Midwood 7288.

AT FOREST HILLS, L. I. 15 minutes from Manhattan, new house and garage, 8 rooms and 2 baths, sun parlor, sleeping porch, every modern improvement; sewers, city improvements; ready to be occupied; tax exempt for ten years; price \$30,000; terms arranged. GEORGE C. JOHNSTON, owner and builder, on premises, daily and Sunday, corner of Colonial av. and Euclid st. One block from Queens Boulevard. Forest Hills.

BEST HOMES IN JAMAICA 10 Rooms, all imp., 75x100 ... \$22,500 SMAIL AMOUNT CASH—EASY TERMS. ALFRED LIGHT TEL. JAMAICA 97.

ATTRACTIVE STUCCO HOUSE. 7 Rooms and Bathroom. Extra toilet, sun parlor, electric light, gas steam heat; 2-car garage; plot 90x100.

AT QUEENS, L. I. Owner, F. K. KAYSER, 10 Liberty Street. Tel. 3029 John. HOUSES & LOTS SEETH-MURKAY CO.,

REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

You Will Thank Us for Showing These to You

NORTH SHORE No. 137 5 ACRES WATER FRONT

Beautiful oak trees and grounds. 7 Bedroom, 3 Baths. Cost in 1906, \$60,000. WILL SELL \$37,500.

MUST BE SOLD BY MAY 10. No. 244 151/2 ACRES Near Country Club.

Large, modern house, all improve-ments, 2 baths. Beautiful grounds Owner Will Sacrifice.

L'Ecluse, Washburn & Co., 25 EAST 40TH ST., N. Y. Tel. Huntington 150 or 298-J.

Meadow Brook Club Section by pines & cedars. Fireproof residence, 2 wings, red tile roofs, 8 masters' rooms, 5 servants' rooms, salon, 80 feet; most perfect architectural gem on Long Island; secluded, completely furnished, ready for occupancy. Paradise for bachelor. Price \$38,000. Could not be duplicated for \$100,000. CLIFFORD VAN SCHURMAN, 50 East 42d st., N. Y.

I. G. WOLF, Exceptional bargains on the North Shore. Houses Along the Great South Bay. JEREMIAH ROBBINS, Babylon, L. I. Tel. 22.



Stop Damning The Volstead Act

REAL ESTATE AT AUCTION.

likewise the Mullen-Gage Act. The "going" was good, while it lasted, and you have the money,—but the old business is through. You must re-invest the money you made before it gets away from you.

REAL ESTATE AT AUCTION.

In the old days, some of our leading families made big money in shipping but this was a hazardous business, and they quit it to invest in REAL ESTATE on the outskirts of New York City. Now, their families, in the third generation, possess millions of dollars of wealth made through these wise investments.

Why don't you invest your money in a good safe way? I will tell you how. In my Long Island City Sale on May 7th there is a large tract of land near the Grand Avenue Station, on a five-cent fare subway, eighteen minutes from 42nd Street.

Because of conditions caused by the war, two or more families must now grow where one family grew before. To remedy this evil, the State and City have granted tax exemption, for ten years, to those who start building by April, 1922. The rent laws expire in November, 1922. Builders simply must buy lots, and build, before April, 1922.

Come over on the five-cent subway to Grand Avenue Station, Long Island City, eighteen minutes from 42nd Street, and on the way over notice the millions of dollars' worth of factories, going full blast, the apartment houses crowded to the doors, and the thousands of people who would like to go there to live. Pick out half a dozen of the Park Estate lots I am going to sell, and then either get some reliable builder to put up a lot of apartments for you, or make a turn-over and resell your lots to a Builder before next April.

This is how to invest your Money. "BUY A FEW LOTS."

LONG ISLAND CITY LOTS To be sold separately New York City Subway

Belonging to the Estate of William Park, et al.

Absolute Trustee's Auction Sale

To the Highest Bidder

By instructions from Hon. Francis K. Pendleton, Trustee, and The Farmers Loan & Trust Company, Executors

Saturday, May 7th, Rain or Shine, in Mammoth Tent,

At 1 P. M., on Grand Ave., bet. 6th and 7th Aves., Long Island City Arrangements have been made with a prominent loaning institution to give fair consideration for loans at 6% on their usual terms of repayment. The amount of the loan not to exceed 50% of the loaning institutions' appraised value of the land and building on such lots and plan of buildings as may be approved by them, provided such applications for loans are made within 60 days from date of sale.

80%@6%

10% on day of sale—10% in 30 days and balance 80% in Monthly Payments of 2%70%@ 6% 600 0 51/2% 50%@ 5% May Remain on Mortgage

New York Title & Mortgage Co. Policies Free to Purchasers Savings Bank Books on proper assignment will be accepted as deposit. Liberty Bonds at market value will be accepted as deposit.

Write Your Name and Address, Tear Out and Mail at Once.

JOSEPH P. DAY, Auctioneer 67 Liberty St., New York Please send me, without obligation, full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING," through Tax Exemptions.

Send name and address of any friends who may be interested.

Pendleton, Anderson, Iselin & Riggs, Esqs. Attys. for Trustees, 25 Broad St., New York.

Geller, Rolston & Blanc, Esqs., Attys. for Executors, 20 Exchange Pl., New York,

Send for Patented String Map 67 Liberty St., N. Y. C. Tel. Cortlandt 0744

Visit Long Island City To-day

Take any Subway to Grand Central Subway Take any Subway to Grand Central Subway Station, transfer to Queensboro Subway (Astoria Line) to Grand Ave. Station, where my representative will meet you; or B. R. T. Broadway Subway to Queensboro Bridge Plaza and change to Interboro (Astoria Line) to Grand Ave. Station, or take 2d Ave. "L" via 57th St. and 2d Ave. to Grand Ave. Station (Astoria Line) at property, where my representatives will meet you, or by motor, from Queensboro Bridge, following left branch of Elevated Road to Grand Ave. Station, or 92d St. Ferry to Astoria and trolley to Grand Ave. and 2d Ave.

REAL ESTATE—OUT OF CITY.

New Jersey-Sale or Rent. ASRURY PARK, ALLENHURST, DEAL BEACH AND VICINITY; COMPLETE LIST FURNISHED SUMMER HOMES FOR RENT; SEASHORE PROPERTY FOR SALE HARRINGTON & CUNNISHAM, RINMONTH BLDG., ASBURY PARK, N. J.

FARM PROPERTY.

New Jersey. 18 ACRE GENTLEMAN'S FARM

Out This "Ad" out.

Go See it to-day, any day.

To See it to-day, any day.

To See it to-day, any day.

To Paramus Road (Franklin Turnpike)

At East Ridgewood Avenue, Ridgewood.

Gardener always on premises Beautiful house, 10 rooms and bath, electricity, some parquet floors, deam, newly decorated and exterior painted. Electricity in gardener's house and barn, all outbulldings, including garage, barn shouse, chicken house, newly painted, very sightly lawn, shade trees, shrubst these large orchard just trimmed. When the shade and white grape vines; land noods "fid pasture; brook, Price includes horse, cow, chickens, 2 wagons and implements; exceedingly attractive place, among coud neighbors. Price only \$25,000, Way under cost. Go see it, ask for Bender Farm. Photos, details, GHEGAN & LEVINE, 125 Kingston Avenue, Brooklyn.

BUNGALOWS TO LET.

Borough of Brooklyn Waldorf Bungalows SHEEPSHEAD BAY ON WATERFRONT

\$475 and up 5 rooms, furnished, screened; running water, gas and electricity, shower baths, coal and gas range, washtubs, etc. Good bathing and fishing. Boardwalk and recreation pier.

reation pler.
Can be seen at all times.
LOOK FOR WALDORF BUNGALOWS.
Superintendent on premises,
Take Brighton "L," get off Sheepshead
Bay Station.
Tels. Coney Island 2334 or D. Raffelson,
Bensonhurst 947R.

FACTORIES FOR SALE OR RENT BOYNTON BROS. CO.—Factory sites, water rail. 87 Smith st., Perth Amboy, N. J. BUSINESS PLACES TO LET.

TO LET—OFFICE 50 Broad Street

From Battery to 14th St., Inclusive.

LOFTS 5000 Square Feet \$2,000 3-15 Lispenard St., near West Broadway IMMEDIATE POSSESSION, J. EDGAR LEAYCRAFT & CO. 30 EAST 42ND STREET. BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive

Overlooking City Hall Park Unusually Desirable OFFICE SPACE Immediate Possession

IN UNITS OF 200 UP TO 2,200 SQUARE FEET **Exceptionally Light** Convenient to All Transit Centres

Stewart Building (Modernized-Up to date) 280 BROADWAY

YOUR OWN BROKER

Above 14th St. to 59th St. (Inclusive) East River to North River. PENN. TERMINAL BLDG. Seventh Ave., 30th to 31st St.

Entire Block Front-Good Light Joining PENN, STATION and HOTEL 17th Floor 20,000 Sq. Ft. Will Divide. **OFFICES**

Small Units, \$2.75 Sq. Ft.

STORES CORNER ADJOINING PENN. STATION 100 FT. OF WINDOW DISPLAY. SUBDIVIDED IF REQUIRED. Moderate Rentais. No Manufacturing Moderate Rentals. No Manufacturing. REGENT REALTY CO. 33 West 42d St., or Your Own Broker. RENTING AGENT ON PREMISES.

3rd Ave. Store nr. 35th St. Single, double windows.

IMMEDIATE POSSESSION.
\$135 PER MONTH. J. EDGAR LEAYCRAFT & CO. 40 x 140

ALL LIGHT LOFTS Light four sides, twenty windows; large freight elevator; electricity, steam heat; 2,000 to 25,000 eq. ft.; immediate possession. 507-200 East 49th St. 2754 Academy.

39th Street, adjoining 5th Avenue Parlor Floor Store, 20x90 J. EDGAR LEAYCRAFT & CO. 2515-2525 Grand Concourse DENTIST FLOOR LONG ESTABLISHED. 881 8TH AVE.

WHITE-GOODMAN, DESIRABLE STORE 21.6x90, with basement space 805 Third Ave., near 50th St.

REAL ESTATE AT AUCTION.

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive).

Broadway Central Building SMALL OFFICES

ENTIRE FLOORS Each office facing a thorough fare, direct outside light. TRANSIT FACILITIES AT DOOR Most Reasonable Rents in Section Arcade—3 High Speed Elevators AGENT ON PREMISES, OR

Corner Office, 25x60. ructed light, steam heat, etc POSSESSION NOW. 173 East 83rd St. J. E. LEAYCRAFT & CO. 30 EAST 42ND STREET.

Above 50th St -5th Ar. to North River.

BROADWAY NEAR 88th ST. STORE 18x55

IMMEDIATE POSSESSION J. Edgar Leaycraft & Co.

APARTMENTS-FURNISHED. 12 EAST 9TH ST.

Ideal summer apartment, 5 rooms, high ceilings; garden and fountain, Immediate possession; \$290 a menth. BARTIJETT. Tel. Stuyvesant 2596. APARTMENTS - UNFURNISHED.

2 ROOM APARTMENTS All Improvements Rent \$60 Month 115 WEST 117th ST.

Above 50th St .- 5th Av. to North River.

Berough of Brenx. JUST COMPLETED

4 Room Apartments
Very Concelvable Improvement
locks east of Jerome Ave. Subway,
his 9th Ave. "L" at Fordham Road.
AGENT ON PREMISES. REASONABLE RENTALS

IMMEDIATE POSSESSION

CITY REAL ESTATE.

Above 59th St .- 5th Av. to North River.

DWELLING, 516 W. 183d st.—Three story, excellent condition, vacant, open for inspection; immediate possession; price \$15,500; must be seen to be appreciated. H. V. MEAD & CO., 397 8th av.

Borough of Bronx-Sale or Kent.

S. E. correr East 173d st., Topping av.—
1414x1814, house and barn; property is
free and clear. Make offer to W. H.
KAHRS, 1720 Washington av., Bronx.

over three years first mortgage buys plot 75x115, excavated, ready for apartment house, Nelson av., West Bronx, near Woodycrest av.; suitable for dwellings. Principals only call RYAN & CO., 142 West 125th.

FOR SALE-5 story, detached, 25 ft. apartment house; plot 43x114; best section of Brooklyn; absolutely modern; just completely remodelled; an investment of \$15,000 gives buyer possession of floor and garage and 10% return on investment. ROSS, real catate, 551 Nostrand av., cor. Atlantic. Tel. Lafayette 68.

Borough of Richmond-Sale or Rent.

city, fireplace, near seashore. 9 Burban New Dorp Beach. PETERSEN, New

REAL ESTATE—OUT OF CITY

Long Island-Sale or Rent.

BRICK VENEER COLONIAL. 9 ROOMS-3 BATHS.

4 master bedrooms, 2 tiled baths, one with shower; 1 maid's bedroom and bath; brick garage; a wooded plet of 12,000 sq. feet; 5 minutes' walk from Manhasset station; grounds well planted with shrubbery; blue stone roads and walks.

PRICE \$30,000.

Terms-\$7,500 cash. Ten year mort-gages. Perpetual waterfront rights in your deed.

See MR. MOCK

L'ECLUSE, WASHBURN & CO.

AT Port Washington, L. I.—New houses, 6 rooms and bath; near station and schools. For particulars apply owner, C. W. COPP. 106 Main st., Flushing, N. Y. Phone 2576 Flushing.

MEADOWMERE PARK-Will sell at once my beautiful summer home at Meadowmere Park: excellent view; bathing, fishing 15 feet off porch; almost new, 11 room house, modern improvements; 2 car garage; real bargain; 89,000. Owner, box 63. Lawrence, L. I., or phone Longacre 2048.

FEW choice lots for sale in one of New York's best suburban, tax exempt sections in heart of immense building operation; churches and school adjoining; third rail electric service within thirty minutes' ride of Pennsylvania Station or Flatbush av., Brooklyn; all improvements installed; no assessments of any kind; houses built and building loans arranged by us. C. R. KNOLL & CO., 34 Pine st.

FOR SALE, TWO LOTS-CHEAP,
Will sell two or four lots on 100 ft. Bouleward, at Bellaire Park, at discount; is on
main line of Long Island Railroad, third
rail electric; short ride to New York and
Brooklyn; all improvements are in; no
assessments to be paid for; easy terms.
Write E. J., Room 201, 120 Liberty st., N. Y.

FOREST PARK SECTION—A real home in perfect condition; 9 rooms, sun porch, tilled bath and kitchen, sleeping porch, clothes shute, parquet throughout, gas, electric, cold storage room and laundry in cellar, hot water heat, instantaneous hot water heater, storm windows and screens; 2 car garage; plot 40x100. Phone Richmond Hill 4980.

HOUSE with garage to rent, immediate possession, on 34th st., between State st. and Mitchell av. Flushing, rent \$125 per month. Write L. T. FLATTE, 261 B'way, Borough of Manhattan, or telephone 597J Flushing.

ROCKVILLE CENTRE, L. I.—Attractive home for sale, 9 large rooms, bath, ready for occupancy; 4 car garage, atable; corner plot, 125x224; beautiful planted shrubbery; fine location; 4 minutes walk depot. Apply G. POWERS, 131 Morris av.

TWO acre estate on Merrick road, near Bay Shore: thoroughly modern dwelling, just remodelled and decorated; ready to occupy; gas, electric, copper screens; 3 car garage; price \$18,000. J. D. ROSS, owner, 531 Nostrand av., Brooklyn, Tel. Lafayette 68 or Bay Shore 719.

AT MOUNT VERNON-6 and 7 room new Colonial homes; open fireplaces; garden and garages; all improvements; \$2,500 cash, balance as rent; mortgage runs 15 years; houses and easy housekeeping bungalows built to order. For plans and pletures, 704 So, Fifth av., 3 blocks north Dyre av. station Westchester and Boston Railroad, 5c, fare.

ACCOUNT leaving city, will sell modern suburban home; six rooms, sleeping porch, electricity, garage, half acre beautiful grounds; fruit; fine neighborhood; excellent schools; five minutes walk Nepperhan station; 44 minutes Grand Central; \$5,500. Phone Yorkers 6003M.

SHFORTH & CO., 501 5th av. Tel. M. E. C. H. VOGLER, Amsterdam av. and 82d st. J. ROMAINE BROWN, 200 Madison av.

Bungalow, six rooms and bath, electric light, large shady plot; few minutes wals to station; permanent lake privileges; price \$4,700; liberal terms. SYLVESTER FRO-HOCK, 41 W, 34th st., New York cit. Phone Pitzroy 1570.

NEW ROCHELLE.—House, 8 rooms are bath; electric light, gas, hot water heat; garage; lot 50x221; \$10,000. PETERSON, Highland av. THE Third Annual "Own Your Home" Exposition, 22d Regiment Armory, Broadway and 168th st., April 16 to 30, daily, 11 A. M. to 11 P. M. ENGLISH basement, lower 70s, near Park av., possession; attractive price, Murray

RATERS (10t 50x221; \$10,000. PETERSON, Highland av.

RYE—NEAR THE WATER.

Owner going away, offers exceptional opportunity for some one to rent his handsome house, with 12 spacious rooms, 3 baths, all improvements, furnished for the summer or unfurnished, by the year; also for sale; grounds about one acre; wonderful shrubbery, shade and fruit; convenient to bathing, boating, fishing &c.; immediate particulars from

STEWART C. SCHENCK, 51 E. 42d st.
Tel. Murray Hill 2992, or Rye 000.

REYNARD & KRAFT, Real Estate, 230 Huguenot St. Tel. 2541. New Rochelle.

New Colonial 9 rooms and 3 baths; garage under spacious porch in the rear; large corner plot: large shade trees and shrubbery; liberal tems. MRS. J. A. ELSENER, Scarsdale 267. av., possession; attractive price, Murray Hill 4639.

YOUR OPPOPATUNITY TO BUY.

632 Lexington av.—18 ft., 4 story.

632 Lexington av.—18 ft., 4 story.

130 E. 79th st.—19x102.2, 4 story.

34 E. 81st st.—5 story American basement.

27 E. 104th st.—25 ft., 5 story building.

361 W. 17th st.—16.8x100, 3 story.

PEASE-PILLIMAN, 340 Madlson av. Murray.

Hill 6200.

34 East 81st st.—Five story American basement, large extension, modern in every way; immediate possession; seen any time; price \$50,000. JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4004.

130 East 79th st.—Four story and basement, two story extension; immediate possession; seen any time; price \$50,000. JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4004.

Above 59th St.—5th Av. to North River.

REAL ESTATE—OUT OF CITY.

BEAUTIFUI, gentleman's place, 10 rooms, 2 tiled bathroome, heat, elegant trim; new 6 room cottage; barn, stables, garage, lo-house, poultry house for 560 hens; 16 acres best garden land; fronting on large river; owner is out West, compelled to sacrifice, asking \$15,500; healthy location; 4 miles from Kingston; few steps to large village; take bus or taxi from Kingston direct to SPINDLER, Lefever Falls, Ulster county (Inspect and submit offers.)

PUTNAM COUNTY—Will sacrifice at \$40,000 most picturesque estate, 750 acres, 2 houses, &c.; all equipped; personal interview only. AZZIMONTI, 144 E. 88th.

SEVEN rooms, bath, all improvements, ga-Above 59th St.—5th Av. to North River.

POSSESSION MAY 1

of high class rooming house, finely located on 77th st., between Columbus and Amsterdam avs.; four stories, basement and cellar.

ZOX102; 4 bath rooms, steam heat, &c.; price, including furniture, \$35,000; first moritgage \$24,500, for 5 years, Owner.

SAMUEL KILPATRICK, 149 Broadway.

64 West 93d st.—10x100, five story American basement, large extension, modern in every way; immediate possession; seen any time; price \$35,000. JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4094.

76TH ST. West.—Handsome private dwelling, 12 rooms, 2 baths; excellent condition; immediate possession. LALOR, 621 Bway.

Workington Malerky. Above 195th St. SEVEN rooms, bath, all improvements, garage, chicken coop, % acre, fruit, grapes, &c., main State road; 10 minutes to station. J. RICE, Nanuet, N. Y.
WILL sacrifice beautiful house in Tappan on West Shore, convenient to station; garage for two cars; seven lots; fruit trees; bargain for quick buyer. UMPLEBY, Tappan, N. Y.

ASBURY PARK, Ocean Grove, Allenhurst Bradley, Deal.—Houses, hotels, factories JACOB A. KING, NORTH ASBURY PARK. COSEY new six room bungalow, all improvements and garage for sale at Bogots, N. J.; account owner moving West; only \$2,000 cash required, balance very easy terms. M. F. RYAN, 154 Nassau street, Room 1521, N. Y.

EL MORA DISTRICT (Elizabeth, N. J.).—
We have for rent one six room house at \$75 per month and one eight room house at \$100 per month; all modern improvements; unusual value; this is a section of refinement and beautiful homes, STANLEY CORPORATION, 208 Broad st., Elizabeth, N. J. Phone 841 Elizabeth.

Phone 841 Elizabeth.

HOTEL, cottages and bungalows, rent, sale; near beach, Atlantic Highlands, other resorts. BAILEY, 2144 5th av. Harlem 2387.

MOUNTAIN CREST.—Charming 20 acre estate near Summit; complete and comfortable master dwelling; grounds, &c.; 40 per cent. below value.

EUGENE JOBS-H. F. BECK CO., Lackawanna Statton, Summit, N. J.

PLAINFIELD

near railroad station; new 6 room home, with every improvement and appointment, on improved street; large plot; immediate possession; \$2,500 first payment; \$7,800 on easy terms.

J. SCHWARTZ.

MANHATTAN BEACH.
32 minutes express to Times Sq.; 5c. fare.
BARGAIN PRICES. LIBERAL TERMS.
New eight room detached stucco houses,
with garages; all modern improvements;
plots 60x100, overlooking inlet.
Representative on property
Saturday and Sunday.
SHORE BOULEVARD, AMHERST AND
BEAUMONT STREETS.
Or particulars from
ALLAN R. FOX,
200 Broadway, New York city. Cort. 4874. J. J. SCHWARTZ. 1140 Stillman av., Plainfield, N. J. ROCHELLE PARK, N. J.—New six room house, bath, pantry; gas, electricity, eteam; screened; plot 50x110; near train and trolley; price \$7,000. Write or call H. J. ROSENIER, Chestnut st., Rochelle Park, N. J. PARK SLOPE.—Two family, will be decorated to suit within reason; all improvements. Particulars 25-27 Lexington av., Brooklyn. Phone 8835 Prospect.

797H ST., South, between 14th and 15th avs.—Four 2 family houses, garage with each house; newly built. Apply on premises, RO-SANELLI. Phone South 3417.

FARM PROPERTY. New York.

FARMS, all kinds; free list; state wants VAIL, 170% Lafayette, Schenectady, N. Y SUMMER RESIDENCES TO LET.

Long Island. BUNGALOW.

4 rooms; apartment 5 rooms, furnished; every convenience; large porches, private bathing beach. 3 Leonard av., Sheepshead Bay:

FOREST HILLS GARDENS:—Seven room house, 2 baths, 2 porches; May 15-October 1; may be seen by appointment Saturday and Sunday, Boulevard 6587.

IN Assau Boulvard—10 rooms, 3 baths, furnished; garage; modern house; near station, country club; May to November; longer if desired. Phone Garden City 1368.

PART of house, furnished or unfurnished; screened porch; station convenient. 27 Lillian av., Freeport, Long Island.

New York. COTTAGE AND CAMP TO RENT.
Six room unfurnished cottage to rent, well shaded, large lawn, near Schroon Lake.
Furnished camp, situated in the pines on Echo Lake. Address, Under the Maples.
Pottersville, Warren country, N. Y.

FOR RENT-LAWRENCE PARK BRONXVILLE, for two or three (3) months, beginning June 15, 12 rooms, 3 baths; garage, shade trees, small garden; linen and silver; \$600 per month; without linen and silver, \$500 per

th. Phone TOWNSEND, Bronzville 33 SUMMER RESIDENCES WANTED.

COTTAGE or bungalow, furnished, with ga-rage, commuting distance; preferably the seashore; state full particulars, NICHOLAS, 93 East 42d.

BUSINESS CALLS ME AWAY.

Will secrifice my contract for beautiful 7 room home; garage and two lots on main boulevard, with 200 ft. flower beds in centre: in one of New York's finest Long Island suburbs; all improvements, such as sewage, water, sidewalks, shade trees, &c., aiready installed; is 26 minutes from Penn. Station, New York and Brooklyn, by Long Island third rail electric; \$2.000 cash, bance like rent. Address E. WALTERS, 50 Brinkerhoff st., Ridgefield Park. N. J.

RROADWAY-ON-THE-HILL, Flushing, L. I. (35th st., between State and Mitchell avs., 5 blocks north of Auburndale station).—Nine new houses, 6 rooms and bath; every improvement; 10 years' tax exemption; part cash, balance on renting terms. W. S. (1ASSNER. Phone 2631 Flushing. REAL ESTATE-EUROPE. FOR SALE-Medoc, France, large residential and lucrative estate, 420 acres; one holding perfect location in proximity to Atlantic beaches; minimum income 25,000 francs; price 500,000 francs. Write offers to Maitre Charpentier, Notary Avenue Opera, Paris.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive. ESK room space, near all subways. COM-MERCIAL COPYING CO., 78 Greenwich st. FTABLE to let, 35 stalls, 570 Washington St. Inquire G. PRENDERGAST, 8 Gansevoort

TO rent from May 1, one or two adjoining rooms, large lawyer's suite on Wall st.; suitable for lawyer with high class clientels, consulting engineer or accountant. Address Legal, box R 895 Herald, Fulton st.
TO Let-Parlor floor, at present occupied by doctor. 183 2d av.

BROADWAY, 416, corner, 2 lofts, \$3,000, 5 E. 17th st., corner 18th, 2 lofts, \$5,500, BUSINESS studio, 2 sultes, together or senerate, 24 floor 25 W. 50th. erate, 2d floor 25 W. 50th.

OFFICE floor, Grand Central district, best natural light, all improvements; ready for occupancy; 600 feet; reasonable rental; ideal for architect, contractors or decorators.

214 East 45th.

214 East 45th.

STORES and lofts in 42d st. district.
BOWMAN, 115 W. 42D.

48TH ST., 109 WEST.

Desirable parier floor store, display window,
57TH ST., 221 E.—Desirable space, suitable
doctor, light business. Plaza 1107.

131 West 24th st.; excellent dry basement,
1,600 feet; saitable for storage, SHARUM,
110 Brostlway. Telephone Cortlandt 1202.

Above 59th St .- 5th Av. to North River 125TH, 58 W.-2 large front rooms, parier floor, suitable chirepractic; business section, city. KEILY, 1 flight up.

Miscellaneous. GARAGE SPACE TO LET

in a new garage; all modern facilities. Apply to S. NOLAN.

Telephone Longacre 5700.

OFFICES, LOFTS, WAREHOUSES, SHOW-ROOMS: ALL SECTIONS. J. CLARBNOTS DAVIES. 22 NASSAU 57: JOHN 1171. 51 EAST 42D ST.; VANDERBILT 9178.

539 West 48d st.